



STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET • P. O. BOX 187
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

PERMANENT BUILDING COMMITTEE REGULAR MEETING MINUTES WEDNESDAY, APRIL 8, 2009

Members Present: P. Welty-Chmn, M. Adams, G. Feldman, M. Joyse, G. Magnuson,
P. Shupe

Members Absent: G. Blanchette, M. Heminway, A. Leo Miller, L. Spielman

Others Present: M. Beaulieu and H. Pearson-Moser Pilon Nelson, Robert Romejko-TRC, Pinney
House Committee Members D. Roberson, G. Gillung and D. Wallace

Call to Order

Chairman Peter Welty called the meeting of April 8, 2009 to order at 7:35 PM.

Citizens Forum – None

Pinney House Restoration Project

Hugh Pearson passed out a memo outlining the scope, project sequencing and testing and inspections along with a time line (attached). Michele reviewed the sequencing and stated that the first thing that has to be done is the hazardous materials abatement of the mold and asbestos. Then the volunteers can get into the building to demolish the sheetrock and all materials that are not original. The third portion is the general contractor work which is most of the outside work including the roof.

There needs to be a decision on the doors and windows as well as the roofing material. There will be a ridge vent put in and Michele showed the committee a cornice that is made of manmade material rather than wood and has a vent built into it. The chimneys will be lowered under the roof with the exception of the one for the furnace. The bricks will be salvaged if possible for use elsewhere on the building. They are proposing putting stone on the floor of the basement.

Moser Pilon Nelson needs a list of the volunteers and their expertise. They will tailor the scope of the volunteer work to fit the available people. Some of the items that the volunteers can do is the exterior landscape, cleaning gutters and downspouts along with the inside demolition. They would also like to have someone look at the boiler and oil tank to assess if it can be repaired rather than replaced right away. Also a plumber needs to look at the existing water connection to see if it can be used during the construction phases. A piece of the existing cornice needs to be taken off so that a sample can be used for reconstruction and also to enable a look behind it to see any damage and how it is constructed.

As far as the schedule goes, the abatement of the mold and asbestos could go to bid in May and begin the work in June. Moser Pilon Nelson will develop the scope of the volunteer work during the abatement sequence. After the air clearance is received the volunteers can begin. They can have the final contract documents completed in June.

They would like to do some more investigation if Mr. Santini will allow item. It was brought up that the owner may not approve the work until the construction documents are done and reviewed. The abatement contract will be awarded contingent on Santini's approval. Peter Welti stated that the State needs to approve the bid documents also.

It was agreed that Moser Pilon Nelson will send the drawings in a pdf file to the Town and to Santini. Peter Welti will speak to Mr. Santini regarding the sequence of events and the items they would like to do before hand and the exploratory demo. The Pinney House Committee will get the list of volunteers completed. Peter Welti requested that the trenching for the utilities be put into the contract. He does not see it being a volunteer item.

Bob Romejko of TRC stated that the 9x9 floor tile does not contain asbestos, the linoleum tested positive and the pipe insulation in the basement tested positive as well. The mold in the basement can be power washed and then disinfected. There is no power or water in the building but the contractors have indicated that they can do it without the utilities. The asbestos in the windows is in the glazing. There are three options, replacement of windows with vinyl, scrape out the putty, or put up storm windows on the existing windows. Moser Pilon Nelson will work on the window options as an alternate to the documents.

The bids for abatement will be held until approval is granted by Santini for Phase I. It was noted that if the building was torn down, the abatement would still have to be done. It was decided that Peter Welti would contact a contractor to check out the boiler and tank and the Pinney House committee would get the list of volunteers to Moser Pilon Nelson. Mr. Welti will also contact Santini regarding the exploratory demo through the cornices.

Approval of Invoices

MOVED (ADAMS) SECONDED (SHUPE) AND PASSED UNANIMOUSLY TO APPROVE INVOICES FROM MOSER PILON NELSON IN THE AMOUNT OF \$2,350 FOR NOVEMBER AND \$2,350 FOR FEBRUARY TOTALING \$4,700.

Adjournment

MOVED (ADAMS) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:00 pm.

Respectfully Submitted:



Lori Smith, Recording Secretary

April 8, 2009

MEMO

To: Ellington Building Committee

From: Hugh D. Pearson
Moser Pilon Nelson/Architects

Re: Pinney House

This update is to provide a summary of the project, its scope, schedule, and miscellaneous issues

Scope Summary, based on the lease agreement for structural stability, environmental protection, and exterior beautification:

- Roof structural repair, limited replacement. Consider an option to remove and replace with a new truss framed system, assuming the Attic is 'unseen' and not of historic visual significance.
- Reroof asphalt shingles with new architectural asphalt shingles, consider an Alternate for wood shakes.
- Repair or replace cornice, replace detailing with new of similar appearance, or consider custom duplication of existing.
- Remove chimneys to attic floor level, salvage brick to reuse in wall repairs.
- Rebuild (1) chimney inclusive of flue for heating system. Rebuilding will be with conventional brick and mortar of similar appearance. Option to leave natural or paint.
- Develop Alternate for rebuilding all chimneys as architectural element only without flue.
- Powerwash exterior walls, make necessary repairs using salvaged brick from chimney removals.
- Suggest full paint removal at window lintels and protection with a clear sealer.
- Remove board and batten siding at "ell", repair brick masonry, paint.
- Exterior door & window replacement based on appearance & style appropriate for the house utilizing commercially made units. Consider an alternate for custom made units based on the existing, vs. storm sash to protect the existing pending future restoration.
- Consider custom made reproductions noted above and rehabilitation of some existing units, such as front elevation or first floor only.
- Provide structural reinforcement/replacement to stabilize existing structure, primarily in the basement for the first floor framing. As a utility space, conventional framing materials and techniques will be used.
- Provide for reduced water infiltration into basement, from the interior, avoiding major external excavation.
- Bring new utility services to the building, preferably buried in trenches and fed from the street. These utilities may include gas, water, future sewer, electricity, and communications.

- Design of minimal mechanical, electrical, plumbing (MEP) services in the building to provide minimal heat, ventilation, dehumidification, electric power and lighting. This will not be comprehensive to support occupancy and does not include plumbing for domestic use beyond a basement sump pump, and an external hose bib.

Project Sequencing

- **Sequence I** will consist of hazardous material removals and identification of items to be removed in later phases.
- **Sequence II** will consist of work by volunteer contractors, licensed and insured, and is established to defray some costs. We will in general document areas of this work. Scope items may include the following: removal of the 1950's era alterations (sheetrock interiors, plumbing fixtures, electrical system); removal of trees and shrubs close to the building exterior wall, board and batten siding at the 'ell', demolition of the chimneys, and opening up of certain existing conditions to allow evaluation by the designers. Other work may be developed and the above scope is contingent on the contractor's area of expertise. The committee will approve the scope based on available contractors and items to be demolished as to any historic significance worthy of salvage.
- **Sequence III** will consist of the remainder of the work outlined in Scope Summary above. This will be assembled as a GC bid and contract to firms with appropriate qualifications.
- See attached schedule for suggested time line.

Testing /Inspections

Some conditions require further exploration to enable an appropriate design response to existing conditions. Scaffolding, ladders, and the actual work may be accomplished by contractors providing donated services, dependent on their area of expertise, or paid through a professional such as has been done through Kronenberger & Sons. The design team will coordinate location, design and engineering for these items, and will be available to inspect when areas of work are opened up and accessible.

- Dimensions related to the chimneys. Also samples of the brick and mortar for testing and matching of brick size and color are required.
- Roof cuts at areas of damage & good condition to view details of the rafter to the sill plate and to the masonry construction, as well as assess the condition of the existing wood members for continued use.
- In the same locations, remove a portion of the cornice assembly to inspect for damage and to provide a profile for replacement or reproduction.
- Removal of one window assembly to inspect adjacent areas for damage and ability to support replacement windows.
- Expose the top of the foundation wall and sill beams in the basement.
- Provide an inspection/testing of the existing fuel oil tanks, boiler, and system to verify reuse capability at least for this obligation under the lease. In consideration of the full term lease, full replacement of the system is recommended, which may occur pending interior renovations.
- Similarly, an inspection & test of the water service to re-establish supply and one or two hose bib connections for maintenance purposes is recommended. Also testing of water piping to determine if lead solder was used, which will impact removal and disposal of piping.
- Provide an insect/termite investigation.
- Any historical paint analysis, if desired, may take place independently from this phase of work and is not part of the renovation requirements of the Lease Agreement. It may be appropriate to proceed with this during Sequence II noted above. Similarly, further

investigations like the possible location of a summer kitchen foundation or other historic elements, if desired by the Town, should take place during Sequence II.

Miscellaneous

- Local agency approvals have not been assumed or identified, other than a building permit. Please advise should other agencies require review.
- After further investigations noted above we will coordinate a meeting with Susan Chandler of the State Historic Preservation Office to review scope, and material suggestions to be implemented. We will coordinate all reviews with the DECD who is providing State funding.
- We are anticipating a time to come out for further field investigations over the next two weeks. We will advise of you of possible dates.

Please review the above, and contact us should you have any questions.



Hugh D. Pearson, AIA

Moser Pilon Nelson Architects

Project Schedule for the Pinney House (Phase I)

Ellington, Connecticut - April 8, 2009
 * Variables: Availability of materials; - Custom fabrication, where required
 * Lease Agreement requires completion of this phase of construction by Sept. 2009.

